

# MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman  
Nelson Stone  
Jay Aston  
Harry Shull

2200 Civic Center Drive  
North Las Vegas, NV 89030  
BUS: (702) 633-1516  
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Marilyn Kirkpatrick, Vice-Chairman  
Jo Cato  
Steve Brown

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Planning Commission MINUTES are available on the internet at:

[www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)

## May 26, 2004

### CALL TO ORDER:

Council Chambers, North Las Vegas City Hall  
2200 Civic Center Drive, at 7:00 p.m.

### ROLL CALL:

Dean Leavitt - Present  
Marilyn Kirkpatrick - Present  
Nelson Stone - Present  
Jo Cato-Present  
Jay Aston-Present  
Steve Brown-Present  
Harry Shull-Present

### STAFF PRESENT:

Jory Stewart, Planning and Zoning Director  
Marc Jordan, Acting Planning Manager  
Mary Aldava, Planner  
Randy Cagle, Public Works  
Clete Kus, Transportation Services  
Jimmy Johnson, Assistant Fire Chief  
James Lewis, Senior Deputy City Attorney  
Ted Karant, Recording Secretary

### ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

Recording Secretary Karant verified that the Open Meeting Law requirements (NRS 241) had been met.

### PLEDGE OF ALLEGIANCE

Commissioner Jo Cato

The North Las Vegas Conference Room and Council Chambers are accessible to handicapped persons. A certified sign language interpreter is available upon advance request.

**For special assistance or accommodations at this meeting, please contact the ADA coordinator at (702) 633-1510 at least 72 hours in advance of the meeting.**

## **MINUTES**

Approval of the MINUTES for the Planning Commission meeting of May 12, 2004.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE the Minutes of the May 12, 2004 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

## **CONSENT AGENDA**

### **A) PW-96-04 (15487) GLENBROOK APARTMENTS**

Accept the Subdivision Off-Site Improvements Agreement by Fore Glenbrook Terrace Apartments, LP, and accept the Subdivision Bond in the amount of \$215,375.77.

### **B) PW-97-04 (15489) PRESENT TRUTH S.D.A. CHURCH**

Accept the Commercial Developments Off-Site Improvements Agreement by Present Truth of These Last Days, and accept the Cash-In-Lieu of Bond in the amount of \$14,743.63.

### **C) PW-98-04 (15491) CENTENNIAL BRUCE WEST 40, UNIT 2**

Approve the Subdivision Off-Site Improvements Agreement by William Lyon Homes, Inc., and accept the Subdivision Bond in the amount of \$331,608.75.

### **D) PW-99-04 (15492) LADY CHRISTINE'S COURT**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Contracts Bonding and Insurance Company to release the Off-Site Improvement Bond in the amount of \$115,374.00.

### **E) PW-100-04 (15493) NORTH MEADOWS, UNIT 5**

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Gulf Insurance Company to release the Performance Bond in the amount of \$99,235.40.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE Consent Agenda Items A,B,C, and D.

The motion carried by UNANIMOUS vote.

Commissioner Nelson Stone MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE Consent Agenda Item E.

The motion carried by MAJORITY vote Commissioner Harry Shull abstaining from voting on the item due to a business interest.

## **NEW BUSINESS**

### **1) AMP-37-04 (15088) WASHBURN PECOS (Public Hearing)**

An application submitted by Las Vegas Development Associates, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Light Industrial to MLDR Medium-Low Density Residential. The property is located at the northeast corner of Washburn Road and Pecos Road. The Assessor's Parcel Number is 123-31-204-003.

#### **RECOMMENDATIONS:**

The Planning and Zoning Department recommends that AMP-37-04 receive a **favorable recommendation** for Low Density Residential from the Planning Commission and be forwarded to the City Council for final consideration.

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Bill Curran, of Curran & Parry, 300 S. 4<sup>th</sup> Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE AMP-37-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**2) ZN-43-04 (15091) WASHBURN PECOS (Public Hearing)**

An application submitted by Las Vegas Development Associates, LLC, property owner, for a reclassification of property from an —2 General Industrial District to an R-1 Single-Family Residential District. The property is located at the northeast corner of Washburn Road and Pecos Road. The Assessor's Parcel Number is 123-31-204-003.

**RECOMMENDATIONS:**

The Planning and Zoning Department recommends that ZN-43-04 be approved for the R-1, Single-Family Residential District and forwarded to the City Council for final consideration.

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Bill Curran, of Curran & Parry, 300 S. 4<sup>th</sup> Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to APPROVE ZN-43-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

### **3) T-1089 (15150) WASHBURN PECOS**

An application submitted by Las Vegas Development Associates, LLC, property owner, for approval of a tentative map in an —2 General Industrial District (proposed R-1 Single-Family Residential District) consisting of 21 single-family dwellings. The property is located at the northeast corner of Washburn Road and Pecos Road. The Assessor's Parcel Number is 123-31-204-003.

#### **RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1089 be **approved** subject to the following conditions:

1. That if AMP-37-04 and ZN-43-04 are not approved by the City Council the tentative shall become null and void.
2. That the development comply with the Single Family Design Guidelines, including but not limited to providing 15 feet of landscaping, which may include a sidewalk adjacent to Washburn Road; the sidewalks along Washburn Road and Pecos Road must be meandering and be separated from back of curb by a minimum of five (5); and that the 30-foot utility/pedestrian access/emergency access easement from Kagan Avenue to Pecos Road conform to Section 17.24.210.D.4.a of the Municipal Code.
3. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E).
4. That the perimeter walls be owned and maintained by the homeowners' association.
5. That corner side yard landscaping shall be maintained by the homeowner of the lot and that provisions and enforcement of such shall be provided within the CC&R's.
6. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
7. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
8. Approval of a traffic study is required prior to submittal of the civil improvement plans.
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Washburn Road and Pecos Road.
10. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Washburn Road
  - b. Pecos Road
11. Right-of-way dedication and construction of a flared intersection is required at Pecos Road and Washburn Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
12. Right-of-way dedication and construction of a CAT bus turn-out is required along Pecos Road north of Washburn Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.

13. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
14. A revocable encroachment permit for landscaping within the public right of way is required.
15. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
16. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
17. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
18. All common elements shall be labeled and are to be maintained by the Home Owners Association.
19. Approval of a drainage study is required prior to submittal of the civil improvement plans.
20. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
21. All conditions of approval shall be incorporated into the note section and filed with the Final Map.

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Bill Curran, of Curran & Parry, 300 S. 4<sup>th</sup> Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant.

Commissioner Harry Shull MOVED and Commissioner Jo Cato SECONDED to APPROVE T-1089 per staff's recommendations subject to the following changes:

**Condition #4 Changed to Read:** That the perimeter walls **along perimeter streets** be owned and maintained by the homeowners' association.

**Condition #5 Deleted.**

**Condition #6 Deleted.**

**Condition #11 Changed to Read: "Additional right-of-way dedication is needed for the construction of a right turn lane on Washburn Road near Pecos Road."**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**4) AMP-38-04 (15187) DECATUR/HORSE (Public Hearing)**

An application submitted by Genevieve Ramirez, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of VLDR Very Low Density Residential to Neighborhood Commercial. The property is located at 8390 Decatur Boulevard. The Assessor's Parcel Number is 124-07-301-009.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that AMP-38-04 be **approved** for Convenience Commercial and forwarded to the City Council for final consideration.

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Chris Wener, with Spectrum Surveying and Engineering, 7351 W. Charleston Boulevard, Suite 120, Las Vegas, Nevada 89121 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. The following participant came forward:

- Jefferson Turner, 5009 Hostetler Avenue, Las Vegas, Nevada 89131

Mr. Turner stated he opposes this project as he does not feel it will benefit the neighborhood.

Chairman Leavitt closed the Public Hearing.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE AMP-38-04 as **CONVENIENT COMMERCIAL**.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**5) ZN-47-04 (15186) DECATUR/HORSE (Public Hearing)**

An application submitted by Genevieve Ramirez, property owner, for a reclassification of property from an O-L Open Land District to a C-1 Neighborhood Commercial District. The property is located at 8390 Decatur Boulevard. The Assessor's Parcel Number is 124-07-301-009.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that ZN-47-04 be **approved** for the C-1, Neighborhood Commercial District and forwarded to the City Council for final consideration.

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Chris Wener, with Spectrum Surveying and Engineering, 7351 W. Charleston Boulevard, Suite 120, Las Vegas, Nevada 89121 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. The following participant came forward:

- Jefferson Turner, 5009 Hostetler Avenue, Las Vegas, Nevada 89131

Mr. Turner stated he opposes this project as he does not feel it will benefit the neighborhood.

Chairman Leavitt closed the Public Hearing.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE ZN-47-04 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Nelson Stone and Commissioner Jo Cato voting against the motion.

**The item was APPROVED.**

**6) AMP-39-04 (15163) CRAIG & KINGS HILL (Public Hearing)**

An application submitted by KB Home Nevada, Inc., on behalf of Craig Commerce Plaza LP, #2, #3, #4 and #5, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to MHDR Medium -High Density Residential. The property is generally located east of Kings Hill Road and approximately 260 feet south of Craig Road. The Assessor's Parcel Numbers are 139-03-311-002, 139-03-311-003, 139-03-311-004, 139-03-311-005 and 139-03-311-006.

**RECOMMENDATION:**

The Department of Planning & Zoning recommends that AMP-39-04 be **denied** because of the concerns mentioned above.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/9/04 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to CONTINUE AMP-39-04 to the 6/9/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 6/9/04.**

## **7) ZN-48-04 (15183) CRAIG & KINGS HILL (Public Hearing)**

An application submitted by KB Home Nevada, Inc., on behalf of Craig Commerce Plaza LP, #2, #3, #4 and #5, property owners, for a reclassification of property from a C-1 Neighborhood Commercial District to a PUD Planned Unit Development District consisting of 168 multi-family units. The property is generally located east of Kings Hill Road and approximately 260 feet south of Craig Road. The Assessor's Parcel Numbers are 139-03-311-002, 139-03-311-003, 139-03-311-004, 139-03-311-005 and 139-03-311-006.

### **RECOMMENDATION:**

The Department of Planning & Zoning recommends that ZN-48-04 be **denied** because of the concerns mentioned above.

If, however, the Planning Commission determines from the evidence presented that a favorable recommendation is warranted, then the following conditions are recommended:

1. That, unless otherwise approved through a variance, waiver or other approved method, this development shall comply with all applicable codes and ordinances.
2. That the site plan submitted with this request shall not be implied to be or considered "approved" and shall be modified to be in compliance with all applicable codes and ordinances, including the conditions mentioned herein.
3. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
6. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
7. Show the limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A on the tentative map.
8. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Commerce Street connecting to Craig Road.
11. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
12. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
13. The property owner is required to grant roadway easements where public and private streets intersect.

14. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
15. A revocable encroachment permit for landscaping within the public right of way is required.
16. All common elements shall be labeled and are to be maintained by the Home Owners Association.
17. The Craig Road S.I.D. must be paid prior to the recording of the final map.
18. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
19. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
20. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
21. The development of this site shall be in compliance with the Multi-family Design Standards.
22. The applicant shall meet with the Department of Parks & Recreation to discuss an amenities package prior to application of a Final Development Plan.
23. A minimum 121,097 square feet of open space shall be provided.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/9/04 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Nelson Stone MOVED and Commissioner Harry Shull SECONDED to CONTINUE ZN-48-04 to the 6/9/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 6/9/04.**

**8) AMP-40-04 (15174) PICERNE AT ROME & VALLEY APTS. (Public Hearing)**

An application submitted by Picerne Development Corporation on behalf of 215 Properties, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of MHDR Medium-High Density Residential to HDR High Density Residential. The property is located at the southwest corner of Rome Boulevard and Valley Drive. The Assessor's Parcel Numbers are 124-19-401-003, 124-19-401-004, 124-19-401-005, 124-19-401-006, 124-19-401-007 and 124-19-401-008.

**RECOMMENDATIONS:**

The Planning & Zoning Department recommends that **AMP-40-04** receive a **favorable recommendation** and be forwarded to the City Council for final consideration.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Commissioner Jo Cato SECONDED to APPROVE AMP-40-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**9) ZN-49-04 (15173) PICERNE AT ROME AT VALLEY APTS. (Public Hearing)**

An application submitted by Picerne Development Corporation on behalf of 215 Properties, LLC, property owner, for a reclassification of property from an R-3 Multi-Family Residential District to an R-4 High Density Residential District. The property is located at the southwest corner of Rome Boulevard and Valley Drive. The Assessor's Parcel Numbers are 124-19-401-003, 124-19-401-004, 124-19-401-005, 124-19-401-006, 124-19-401-007 and 124-19-401-008.

**RECOMMENDATIONS:**

The Planning & Zoning Department recommends that **ZN-49-04** receive a **favorable recommendation** for the R-3, Multi-Family Residential District and be forwarded to the City Council for final consideration.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to APPROVE ZN-49-04 per staff's recommendations from **C-2 to R-3**.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**There was a break in the proceedings at 7:51 PM  
The meeting reconvened at 8:07 PM**

**10) VAC-18-04 (PICERNE AT ROME & VALLEY APTS. (Public Hearing))**

An application submitted by Picerne Development Corporation on behalf of 215 Properties, LLC, property owner, to vacate Centennial Parkway commencing approximately 340 feet east of San Mateo Street and proceeding east approximately 325 feet; and to vacate Turkey Lane commencing approximately 330 feet east of San Mateo Street and proceeding east approximately 330 feet. The Assessor's Parcel Numbers are 124-19-401-007 and 124-19-401-008.

**RECOMMENDATION:**

The Planning & Zoning Department recommends that VAC-18-04 be **approved** subject to the following conditions:

1. The vacation shall record concurrently with the final map and/or the dedication of that portion of Turkey Lane which provides access to the adjacent parcel (APN 124-19-401-012.)
2. Turkey Lane shall terminate in a cul-de-sac.
3. The City shall retain the right-of-way within the Clark County I-215 Beltway right-of-way.
4. A letter from Kern River is required stating that they understand their gas line will be located within the proposed development and have no objection to the Centennial Parkway right-of-way being vacated.
5. The vacation of Turkey Lane shall be as depicted on the map submitted by the applicant and shall only be for the right-of-way between parcels APN 124-19-401-004 (to the north) and APN 124-19-401-007 and APN 124-19-401-008 (to the south).
6. The vacation of Centennial Parkway shall be as depicted on the map submitted by the applicant and shall only be for the right-of-way adjacent to the south of parcels APN 124-19-401-007 and APN 124-19-401-008.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE VAC-18-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**11) VN-15-04 (15180) PICERNE AT ROME & VALLEY APTS. (Public Hearing)**

An application submitted by Picerne Development Corporation on behalf of 215 Properties, LLC, property owner, for a variance in a C-2 General Commercial District (proposed R-4 High Density Residential District) to allow a zero (0) foot setback on the west property line where 20 feet is required. The property is located at the southwest corner of Valley Drive and Rome Boulevard. The Assessor's Parcel Numbers are 124-19-401-003, 124-19-401-004, 124-19-401-005, 124-19-401-006, 124-19-401-007 and 124-19-401-008.

**RECOMMENDATION:**

The Planning & Zoning Department recommends that VN-15-04 be **denied** for the reasons listed above.

If, however, the Planning Commission determines that approval is warranted at this time, then the following conditions are recommended:

1. That the site plan submitted with this request shall not be considered or implied to be "approved" unless SPR-24-04, AMP-40-04, ZN-49-04, VAC-18-04, a future amendment to the Master Plan of Streets and Highways to remove San Mateo Street, a future request to vacate the westerly half of San Mateo Street and ZOA-06-04 are all approved. This item shall be subject to all conditions of all the items mentioned herein and shall be satisfied prior to submittal of the Civil Improvement Plans or the recordation of any maps; and
2. A minimum 15 feet of landscaping shall be provided (which may include the sidewalk) along San Mateo Street.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/9/04 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to CONTINUE VN-15-04 to the 6/9/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 6/9/04.**

## **12) SPR-24-04 (15176) PICERNE AT ROME & VALLEY APTS.**

An application submitted by Picerne Development Corporation on behalf of 215 Properties, LLC, property owner, for a site plan review in a C-2 General Commercial District (proposed R-3 Multifamily Residential District) to allow 625 units. The property is located at the northeast corner of Centennial Parkway and San Mateo Street. The Assessor's Parcel Numbers are 124-19-401-003, 124-19-401-004, 124-19-401-005, 124-19-401-006, 124-19-401-007 and 124-19-401-008.

### **RECOMMENDATION:**

The Planning & Zoning Department recommends that SPR-24-04 be **denied** for the reasons listed above.

If, however, the Planning Commission determines that approval is warranted at this time, then the following conditions are recommended:

1. That the site plan submitted with this request shall not be considered or implied to be "approved" unless VN-15-04, AMP-40-04, ZN-49-04, VAC-18-04, a future amendment to the Master Plan of Streets and Highways to remove San Mateo Street, a future request to vacate the westerly half of San Mateo Street and ZOA-06-04 are all approved. Additionally, the applicant shall provide a written approval memorandum to the Planning & Zoning Department from the Department of Parks & Recreation specifying all approved amenities for this development. All items mentioned herein shall be satisfied prior to submittal of the Civil Improvement Plans or the recordation of any maps; and
2. The elevations submitted shall be approved, as submitted, unless otherwise amended herein; and
3. That, unless otherwise mentioned herein, the development shall comply with the Multi-Family Design Standards; and
4. No more than 25 units per acre be permitted.
5. Parking shall be provided based on the requirements set forth in the Zoning Ordinance.
6. The maximum height of all buildings shall not exceed 35.0 feet.
7. The outside-facing elevations of the single-story and multi-story storage / garage buildings shall include architectural details such that they match the elevations of the club house including, but not limited to, pop-outs and false or real windows.
8. The installation of sprinklers for fire suppression is required in each residential unit, with alarms transmitted to a central monitoring station.
9. Fire access lane turn radii must be designed and installed in accordance with Fire Code requirements.
10. Dedication of Turkey Lane adjacent to APN 124-19-401-412 terminating is a cul-de-sac.
11. VAC-18-04 shall record concurrent with the final map.
12. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the North Las Vegas Municipal Code.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. The street names and building numbers shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
15. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.

16. Approval of a traffic study is required prior to submittal of the civil improvement plans.
17. A queuing analysis is required.
18. Approval of a drainage study is required prior to submittal of the civil improvement plans.
19. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
20. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan, or as otherwise approved by the Director or Public Works or his designee.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/9/04 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to CONTINUE SPR-24-04 to the 6/9/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 6/9/04.**

**Commissioner Harry Shull abstained from voting on this item due to a business interest.**

**13) ZN-44-04 (15123) ALEXANDER & COMMERCE (Public Hearing)**

An application submitted by Celebrate Homes on behalf of the Mendenhall Family Trust, property owner, for a reclassification of property from an —2 General Industrial District to an R-1 Single-Family Residential District. The property is located at the southwest corner of Alexander Road and Goldfield Street. The Assessor's Parcel Number is 139-10-501-002.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that ZN-44-04 be **approved** and forwarded to the City Council with a recommendation for permanent zoning to the R-1, Single-Family Residential District

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Dean Rasmussen, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-44-04 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Harry Shull abstaining from voting on this item due to a business interest.

**The item was APPROVED.**

**Commissioner Harry Shull abstained from voting on this item due to a business interest.**

**14) T-1088 (15153) ALEXANDER & COMMERCE**

An application submitted by Celebrate Homes on behalf of the Fred B. Allen, III and Dian Allen Rev. Trust, and the Mendenhall Family Trust, property owners, for approval of a tentative map in an —2 General Industrial District (proposed R-1 Single-Family Residential) and an R-1 Single-Family Residential District consisting of 87 single-family dwellings. The property is located at the southeast corner of Alexander Road and Commerce Street. The Assessor's Parcel Numbers are 139-10-501-001 and 139-10-501-002.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1088 be **approved** subject to the following conditions:

1. This tentative map (T-1088) shall become null and void if City Council approval is not granted for ZN-44-04.
2. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
3. The development shall comply with the Single Family Design Guidelines including, but not limited to the following:
  - a. The sidewalks along Commerce Street and Alexander Road must be separated from the back of the street curb by a minimum of five (5) feet and be curvilinear in design.
  - b. A minimum of ten (10) feet of landscaping corner lot landscaping shall be provided along Lots 18, 20, and 38 where these lots abut a cul-del-sac.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
6. The drainage and utility easement must be revised to a pedestrian access/public utility easement that conforms to *North Las Vegas Municipal Code* 17.24.210.D.4.a.
7. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Alexander Road
  - b. Commerce Street
  - c. Goldfield Street
8. Right-of-way dedication and construction of a flared intersection is required at Commerce Street and Alexander Road per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
9. Right-of-way dedication and construction of a CAT bus turn-out is required along Alexander Road east of Commerce Street per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 234.1.
10. Right-of-way dedication is required for a flood control facility and any access ramps.
11. Approval of a traffic study is required prior to submittal of the civil improvement plans.
12. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Commerce Street and Alexander Road.

13. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
14. A revocable encroachment permit for landscaping within the public right of way is required.
15. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
16. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
17. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
18. All common elements shall be labeled and are to be maintained by the Home Owners Association.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Dean Rasmussen, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Jay Aston MOVED and Commissioner Steve Brown SECONDED to APPROVE T-1088 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Harry Shull abstaining from voting on this item due to a business interest.

**The item was APPROVED.**

**15) VAC-15-04 (15158) COMMERCE STREET (Public Hearing)**

An application submitted by Temple Development Corporation on behalf of Century Two, LLC and Century Las Vegas, LLC, property owners, to vacate a remnant portion of Commerce Street commencing at the southeast corner of Rome Boulevard and Commerce Street and proceeding south approximately 306 feet. The Assessor's Parcel Number is 124-22-801-001.

**RECOMMENDATION**

The Planning and Zoning Department recommends that VAC-15-04 be **approved** subject to the following condition:

1. The vacation must record concurrently with the final map. Should the Order of Vacation not record within one year from the approval date, the vacation shall be deemed null and void.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Dean Rasmussen, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Nelson Stone MOVED and Commissioner Steve Brown SECONDED to APPROVE VAC-15-04 per staff's recommendations.

The motion carried by UNANIMOUS

**The item was APPROVED.**

**16) VAC-16-04 (15095) TERRASINI-ALIANTE PARCEL 69 (Public Hearing)**

An application submitted by Pulte Homes on behalf of PN II, Inc., to vacate a portion of Decatur Boulevard right-of-way commencing approximately 625 feet south of Deer Springs Way and proceeding south approximately 91 feet. The Assessor's Parcel Number is 124-19-310-001.

## **RECOMMENDATION**

The Planning and Zoning Department recommends that VAC-16-04 be **approved** with the following condition:

1. A public utility easement over the entire area to be vacated shall be retained.
2. The vacation is required to record concurrently with the final map. Should the Order of Vacation not record within one year from the approval date, the vacation shall be deemed null and void.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Chais Jenkins, of G.C. Wallace, Inc, 1555 Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE VAC-16-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Item #39 VAC-14-04 was heard next.**

**17) VAC-17-04 (15164) ALIANTE NORTH PARCEL 19 (Public Hearing)**

An application submitted by PBS&J on behalf of Acacia Credit Fund 9-A-LLC, to vacate a southerly portion of Elkhorn Road commencing approximately 1,899 feet east of Aviary Way and proceeding east approximately 97 feet; and to vacate one spandrel next to Elkhorn Road located approximately 2,662 feet east of Aviary Way. The Assessor's Parcel Number is 124-19-310-001.

## **RECOMMENDATION**

The Planning and Zoning Department recommends that VAC-17-04 be **approved**.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Cory Lieber, 2270 Corporate Circle, Suite 100, Henderson, Nevada 89074 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Jay Aston **MOVED** and Commissioner Harry Shull **SECONDED** to **APPROVE** VAC-17-04 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

**The item was APPROVED.**

An application submitted by Stor More, LLC, property owner, to amend a previously approved use permit in a C-1 Neighborhood Commercial District and C-2 General Commercial District to allow mini-warehousing and RV parking. The property is located east of Decatur Boulevard and approximately 666 feet north of Craig Road. The Assessor's Parcel Number is 139-06-215-022.

## RECOMMENDATION

The Planning and Zoning Department recommends that UN-88-03 be **approved** subject to the following conditions:

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
3. City of Las Vegas concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. The property owner shall grant an easement for the commercial driveways prior to approval of the civil improvement plans.
5. Access from Decatur Boulevard shall be from the existing driveway.
6. Gate number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans.
8. Fire access lanes shall be designed and installed in accordance with the Fire Code.
9. Unless expressly authorized through a variance, waiver or another approved method; development shall comply with all applicable codes, ordinances, and design standards.
10. That the hours of operation on Monday through Friday be 6:00 AM to 7:00 PM and on Saturday and Sunday be 8:00 AM through 9:00 PM.
11. That non-illuminating signage be located along Decatur Boulevard.
12. All landscaping shall meet the Commercial Design Standards and that a 25% increase in the amount of trees be located along the residential wall.
13. The site shall be enclosed by a wall with 10 feet of landscaping provided along the southern property line.
14. The site and building shall comply with the Commercial Design Standards including but not limited to: providing 20 feet of landscaping along the northern property line from Decatur eastward; adding architectural elements along proposed perimeter wall; incorporating the scuppers and downspouts into the interior of the building; and using stucco, masonry, concrete slab, or an approved siding material on the first floor of the proposed storage buildings.
15. Texture paint shall be used on all exposed metal siding on the storage buildings and covered RV storage areas.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff.

Scott Baker, 7225 S. Bermuda Road, Las Vegas, Nevada (no zip code stated) appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to CONTINUE UN-88-03 to the 6/9/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 6/9/04.**

**19) UN-79-04 (15132) CENTENNIAL-SIMMONS/ALIANTE (Public Hearing)**

An application submitted by James E. Stroh on behalf of Simmons 15 LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a financial institution (bank). The property is located at the southeast corner of Simmons Street and Centennial Parkway. The Assessor's Parcel Number is 124-29-501-005.

**RECOMMENDATION**

The Planning and Zoning Department recommends that UN-79-04 be **approved** subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances including, but not limited to, the Commercial Development Standards and Design Guidelines.
2. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
6. Dedication and construction of the following half streets is required per the Master Plan of Streets and Highways and *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Centennial Parkway
  - b. Simmons Street
7. Right-of-way dedication and construction of a flared intersection is required at Centennial Parkway and Simmons Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
8. Right-of-way dedication and construction of a CAT bus turn-out is required at Centennial Parkway near Simmons Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
9. The applicant shall submit a traffic study update for review and approval.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Simmons Street.
11. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
12. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. The property owner is required to grant a pedestrian access easement for sidewalks within any common element.
15. A revocable encroachment permit for landscaping within the public right of way is required.
16. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
17. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
18. The elevations for all buildings within this commercial center shall substantially conform to those submitted with this application.
19. The use is limited to a financial institution regulated by the federal government.

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Jim Stroh, Architect, 1955 Pama Lane, Las Vegas, Nevada 89119 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE UN-79-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**20) UN-80-04 (15131) CENTENNIAL-SIMMONS/ALIANTE (Public Hearing)**

An application submitted by James E. Stroh on behalf of Simmons 15 LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow an automobile service facility. The property is generally located south of Centennial Parkway approximately 542 feet east of Simmons Street. The Assessor's Parcel Number is 124-29-501-006.

**RECOMMENDATION**

The Planning and Zoning Department recommends that UN-80-04 be **approved** subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances including, but not limited to, the Commercial Development Standards and Design Guidelines.
2. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
6. Dedication and construction of the following half streets is required per the Master Plan of Streets and Highways and *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Centennial Parkway
  - b. Simmons Street
7. Right-of-way dedication and construction of a flared intersection is required at Centennial Parkway and Simmons Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
8. Right-of-way dedication and construction of a CAT bus turn-out is required at Centennial Parkway near Simmons Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
9. The applicant shall submit a traffic study update for review and approval.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Simmons Street.
11. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
12. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
15. A revocable encroachment permit for landscaping within the public right of way is required.
16. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
17. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
18. The elevations for all buildings within this commercial center shall substantially conform to those submitted with this application.

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Jim Stroh, Architect, 1955 Pama Lane, Las Vegas, Nevada 89119 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE UN-80-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**21) UN-81-04 (15125) CENTENNIAL-SIMMONS/ALIANTE (Public Hearing)**

An application submitted by James E. Stroh on behalf of Simmons 15 LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a convenience food restaurant with a drive through. The property is generally located east of Simmons Street approximately 185 feet south of Centennial Parkway. The Assessor's Parcel Number is 124-29-501-004.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that UN-81-04 be **approved** subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances including, but not limited to, the Commercial Development Standards and Design Guidelines.
2. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
6. Dedication and construction of the following half streets is required per the Master Plan of Streets and Highways and *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Centennial Parkway
  - b. Simmons Street
7. Right-of-way dedication and construction of a flared intersection is required at Centennial Parkway and Simmons Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
8. Right-of-way dedication and construction of a CAT bus turn-out is required at Centennial Parkway near Simmons Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
9. The applicant shall submit a traffic study update for review and approval.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Simmons Street.
11. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
12. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
15. A revocable encroachment permit for landscaping within the public right of way is required.
16. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
17. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
18. The elevations for all buildings within this commercial center shall substantially conform to those submitted with this application.

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Jim Stroh, Architect, 1955 Pama Lane, Las Vegas, Nevada 89119 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-81-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

Commissioner Jay Aston abstained from voting on this item due to a business interest.

**22) FDP-07-04 (15159) VILLAGES AT SIERRA RANCH (Public Hearing)**

An application submitted by American Premiere Homes on behalf of John and Gabriella Michelon, property owners, for a Final Development Plan review in a PUD Planned Unit Development District, consisting of 967 single-family dwellings. The property is located at the southwest corner of Azure Avenue and North Fifth Street. The Assessor's Parcel Numbers are 124-27-601-001 and 124-27-701-001.

**RECOMMENDATION:**

The Planning & Zoning Department recommends that FDP-07-04 be **approved** subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That the development of this site be in compliance with all conditions of Ordinance No. 1937 (ZN-08-04) and T-1065.
3. Right-of-way dedication and construction is required for the flared intersections at Tropical Parkway/Commerce Street and at Tropical Parkway/North 5<sup>th</sup> Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
4. Right-of-way dedication and construction of a CAT bus turn-out is required along Tropical Parkway near North 5<sup>th</sup> Street, along North 5<sup>th</sup> near Tropical Parkway and along Commerce Street near Tropical Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
5. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and *City of North Las Vegas Municipal Code* section 16.24.100.B:
  1. Commerce Street
  2. Tropical Parkway
  3. Goldfield Street
  4. North 5<sup>th</sup> Street
  5. El Campo Grande Avenue
  6. Azure Ave
6. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
7. The property owner is required to grant roadway easements where public and private streets intersect.
8. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
9. A revocable encroachment permit for landscaping within the public right of way is required.
10. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
11. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.

12. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
13. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm.
14. All common elements shall be labeled and are to be maintained by the Home Owners Association.
15. The applicant must abide by all conditions of the approved traffic study.
16. Parking is limited to one side of the street; it is the developer's responsibility to provide red-painted curb and "No Parking" signs.
17. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
18. Approval of a drainage study is required prior to submittal of the civil improvement plans.
19. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
20. Clark County Public Works concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
21. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
22. The drainage and utility easement must be revised to a pedestrian access/public utility easement that conform to *North Las Vegas Municipal Code 17.24.210.D.4.a*.
23. Show the limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A on the tentative map.
24. The following minimum open space/recreational amenities shall be provided:
  - A. circuitous lighted paths
  - B. a minimum of 20 24-inch box trees per acre
  - C. at least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada
  - D. at least one large open space area for group / organized play
  - E. one large group shade area / gazebo (30' diameter), lighted
  - F. picnic tables and barbecue grills
  - G. benches spaced along park pathways
  - H. ADA accessibility
  - I. details of amenities to be provided
  - J. 2 soccer fields
  - K. A safety fence running parallel to Tropical
  - L. drinking fountains
  - M. sand volleyball court
  - N. lighted ½ court basketball
  - O. exercise stations along pathway

24. All wall sections visible from a sidewalk, street or common area shall be brown or tan split-face CMU and shall have one brown or tan fluted ribbon course at the top. A minimum one pilaster shall be provided for every fifty linear feet of wall.
25. Elevation drawings and colors shall be reviewed and approved administratively during the building permit application process.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/9/04 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Harry Shull MOVED and Commissioner Jo Cato SECONDED to CONTINUE FDP-07-04 to the 6/9/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 6/9/04.**

**23) T-1092 (15165) ALIANTE PARCEL 39**

An application submitted by American Nevada Corporation, on behalf of North Valley Enterprises, LLC, property owner, for approval of a tentative map in a C-2 MPC General Commercial/Master Planned Community District consisting of one (1) commercial lot. The property is located at the northwest corner of Deer Springs Way and Aliante Parkway. The Assessor's Parcel Number is 124-20-601-004.

**RECOMMENDATION**

The Planning and Zoning Department recommends that T-1092 be **approved** with the following conditions:

1. Approval of a drainage study that conforms to the overall master conceptual drainage study is required.
2. The applicant shall submit a traffic study update for review and approval.
3. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
4. The property owner is required to grant a roadway easement for commercial driveway(s).
5. The driveway locations shall be in accordance with the master transportation study.
6. The property owner is required to sign a restrictive covenant for utilities.
7. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
8. A revocable encroachment permit for landscaping within the public right of way is required.
9. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Vice-Chairman Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to APPROVE T-1092 per staff's recommendations subject to the following change:

**Condition #1 Changed to Read:** Approval of a drainage study that conforms to the overall master conceptual drainage study is required, **subject to the Aliante Development Agreement.**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**24) T-1093 (15168) ALIANTE PARCEL 33**

An application submitted by American Nevada Corporation, on behalf of North Valley Enterprises, LLC, property owner, for approval of a tentative map in a C-1 MPC Neighborhood Commercial/Master Planned Community District consisting of one (1) commercial lot. The property is located at the northwest corner of Elkhorn Road and Aliante Parkway. The Assessor's Parcel Number is 124-17-410-003.

**RECOMMENDATION**

The Planning and Zoning Department recommends that T-1093 be **approved** with the following conditions:

1. Approval of a drainage study that conforms to the overall master conceptual drainage study is required.
2. The applicant shall submit a traffic study update for review and approval.
3. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
4. The property owner is required to grant a roadway easement for commercial driveway(s).
5. The property owner is required to sign a restrictive covenant for utilities.
6. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
7. A revocable encroachment permit for landscaping within the public right of way is required.
8. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Commissioner Steve Brown SECONDED to APPROVE T-1093 per staff's recommendations subject to the following change:

**Condition #1 Changed to Read:** Approval of a drainage study that conforms to the overall master conceptual drainage study is required, **subject to the Aliante Development Agreement.**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**25) T-1094 (15169) ALIANTE PARCEL 35**

An application submitted by American Nevada Corporation, on behalf of North Valley Enterprises, LLC, property owner, for approval of a tentative map in a C-2 MPC General Commercial/Master Planned Community District consisting of one (1) commercial lot. The property is generally located at the southwest corner of Elkhorn Road and Aliante Parkway. The Assessor's Parcel Number is 124-20-110-003.

**RECOMMENDATION**

The Planning and Zoning Department recommends that T-1094 be **approved** with the following conditions:

1. Approval of a drainage study that conforms to the overall master conceptual drainage study is required.
2. The applicant shall submit a traffic study update for review and approval.
3. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
4. The property owner is required to grant a roadway easement for commercial driveway(s).
5. The property owner is required to sign a restrictive covenant for utilities.
6. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
7. A revocable encroachment permit for landscaping within the public right of way is required.
8. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE T-1094 per staff's recommendations subject to the following change:

**Condition #1 Changed to Read:** Approval of a drainage study that conforms to the overall master conceptual drainage study is required, **subject to the Aliante Development Agreement.**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**26) T-1095 (15170) ALIANTE PARCEL 38**

An application submitted by American Nevada Corporation, on behalf of North Valley Enterprises, LLC, property owner, for approval of a tentative map in a C-1 MPC Neighborhood Commercial/Master Planned Community District consisting of one (1) commercial lot. The property is located at the northwest corner of Centennial Parkway and Aliante Parkway. The Assessor's Parcel Number is 124-20-412-001.

**RECOMMENDATION**

The Planning and Zoning Department recommends that T-1095 be **approved** with the following conditions:

1. Approval of a drainage study that conforms to the overall master conceptual drainage study is required.
2. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
3. The applicant shall submit a traffic study update for review and approval.
4. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
5. The property owner is required to grant a roadway easement for commercial driveway(s).
6. The property owner is required to sign a restrictive covenant for utilities.
7. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to APPROVE T-1095 per staff's recommendations subject to the following change:

**Condition #1 Changed to Read:** Approval of a drainage study that conforms to the overall master conceptual drainage study is required, **subject to the Aliante Development Agreement.**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**27) T-1096 (15171) ALIANTE PARCEL 40**

An application submitted by American Nevada Corporation, on behalf of North Valley Enterprises, LLC, property owner, for approval of a tentative map in a C-1 MPC Neighborhood Commercial/Master Planned Community District consisting of one (1) commercial lot. The property is generally located at the northeast corner of Centennial Parkway and Aliante Parkway. The Assessor's Parcel Number is 124-20-810-237.

**RECOMMENDATION**

The Planning and Zoning Department recommends that T-1096 be **approved** with the following conditions:

1. Approval of a drainage study that conforms to the overall master conceptual drainage study is required.
2. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
3. The applicant shall submit a traffic study update for review and approval.
4. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
5. The property owner is required to grant a roadway easement for commercial driveway(s).
6. The property owner is required to sign a restrictive covenant for utilities.
7. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE T-1096 per staff's recommendations subject to the following change:

**Condition #1 Changed to Read:** Approval of a drainage study that conforms to the overall master conceptual drainage study is required, **subject to the Aliante Development Agreement.**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**28) T-1097 (15172) ALIANTE PARCEL 41**

An application submitted by American Nevada Corporation, on behalf of North Valley Enterprises, LLC, property owner, for approval of a tentative map in a C-1 MPC Neighborhood Commercial/Master Planned Community District consisting of one (1) commercial lot. The property is generally located at the southeast corner of Deer Springs Way and Aliante Parkway. The Assessor's Parcel Number is 124-20-711-174.

**RECOMMENDATION**

The Planning and Zoning Department recommends that T-1097 be **approved** with the following conditions:

1. Approval of a drainage study that conforms to the overall master conceptual drainage study is required.
2. The applicant shall submit a traffic study update for review and approval.
3. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
4. The property owner is required to grant a roadway easement for commercial driveway(s).
5. The property owner is required to sign a restrictive covenant for utilities.
6. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
7. A revocable encroachment permit for landscaping within the public right of way is required.
8. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE T-1097 per staff's recommendations subject to the following change:

**Condition #1 Changed to Read:** Approval of a drainage study that conforms to the overall master conceptual drainage study is required, **subject to the Aliante Development Agreement.**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

## **29) SPR-22-04 (15189) CENTENNIAL GATEWAY**

An application submitted by Smith's Food & Drug Centers on behalf of PT Corporation, property owner, for a site plan review in a C-1 Neighborhood Commercial District to allow a 107,387 square foot commercial/retail development. The property is located at the southwest corner of Centennial Parkway and Losee Road. The Assessor's Parcel Number is 124-26-501-001.

### **RECOMMENDATION**

The Planning and Zoning Department recommends that SPR-22-04 be **approved** with the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Losee Road.
4. Dedication and construction of the following half streets are required per the Master Plan of Streets and Highways and the *City of North Las Vegas Municipal Code* section 16.24.100(B):
  - a. Centennial Parkway
  - b. Losee Road
  - c. Lawrence Street
5. Right-of-way dedication and construction of a flared intersection is required at Centennial Parkway and Losee Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
6. Right-of-way dedication and construction of a CAT bus turn-out is required at Losee Road near Centennial Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
7. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
11. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the regional site plan.
12. Show the limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A on the site plan.
13. The property owner is required to grant a pedestrian access easement for sidewalks within any common element.

14. A revocable encroachment permit for landscaping within the public right-of-way is required.
15. Appropriate subdivision and/or parcel mapping is required to create the parcels of different land uses. All mapping shall be in conformance with NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
16. Right-of-way dedication is required for the Upper Las Vegas Wash flood control facility.
17. The property owner is required to sign a restrictive covenant for utilities.
18. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
19. The property owner is required to grant a roadway easement for commercial driveway(s).
20. All buildings shall be of a uniform architectural design subject to review and approval by staff.
21. Color samples shall be submitted at the time of building permit request and shall be earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds.
22. The property owner shall comply with all criteria of the Commercial Development Standards and Design Guidelines, including, but not limited to:
  - a. Foundation landscaping shall be provided, where appropriate, adjacent to all buildings, including the pads, subject to review and approval by staff.
  - b. An overall sign plan for the proposed development must be submitted for review by Planning and Zoning Department staff at the time of building permit submittal.
  - c. The bank building must be oriented to the corner.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Jeff Randall, 2010 N. Redwood Road, Salt Lake City, Utah 84116 appeared on behalf of the applicant.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE SPR-22-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

### **30) SPR-23-04 (15184) A & P COMMERCIAL BUILDINGS**

An application submitted by Insight Holdings on behalf of A & P Building's, LLC, property owner, for a site plan review in an —2 General Industrial District to allow a minimum 10 feet of landscaping where 20 feet is required, and to remove landscape island at the end of parking rows. The property is generally located north of Kier Road approximately 350 feet west of Pecos Road. The Assessor's Parcel Numbers are 139-12-510-012, 139-12-510-013, 139-12-510-014, 139-12-510-015, 139-12-510-016 and 139-12-510-017.

### **RECOMMENDATION**

The Development Services Department recommends **approval** of SPR-23-04 subject to the following conditions:

1. That development comply with all requirements of the Industrial Design Guidelines with the following exceptions:
  - a. Street frontage landscaping may be reduced as indicated:
    - Lot 50: From 20' to 15'3"
    - Lot 51: From 20' to 15'3"
    - Lot 81: From 20' to 18'3"
    - Lot 82: From 20' to 13'9"
    - Lot 83: From 20' to 10'
    - Lot 84: From 20' to 10'9"
  - b. That the requirement for landscape islands at the ends of parking rows be waived for parking lots located within enclosed storage yards.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Provide a north arrow for the site plan. The drawing should be oriented so that the north arrow points to the top of the page or to the left.
4. All on-site parking is to be maintained for its intended purpose and is not to be used for storage.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

George Garcia, of GC Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to APPROVE SPR-23-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

### **31) T-1091 (15185) CHEYENNE & ALLEN COMMERCIAL**

An application submitted by Cheyenne Business Park, LLC, on behalf of Cheyenne Business Park, LLC and CP Development, LLC, property owners, for approval of a tentative map in a PUD Planned Unit Development District consisting of one (1) commercial lot. The property is located at the northeast corner of Cheyenne Avenue and Allen Lane. The Assessor's Parcel Numbers are 139-08-401-014, 139-08-401-015 and 139-08-401-016.

#### **RECOMMENDATION:**

The Development Services Department recommends that T-1091 be **approved** subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. No site plan approval is granted, assumed or implied. All reviewing departments and agencies shall reserve the right to provide comments, corrections and conditions related to the site until final approval of a building permit is granted.
3. All applicable conditions of ZN-08-97, as amended and previously approved by the Planning Commission and City Council, shall apply. Where there is a conflict with the conditions stated herein, the more restrictive shall apply.
4. The applicant must abide by all conditions of the approved traffic study.
5. The driveway curb returns shall be from the right-of-way line, not the edge of pavement.
6. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
9. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
10. All common elements shall be labeled and are to be maintained by the Association.
11. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
12. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
13. A revocable encroachment permit for landscaping within the public right of way is required.
14. Right-of-way dedication for a CAT bus turn-out is required along Allen Lane near Cheyenne Avenue per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/9/04 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to CONTINUE T-1091 to the 6/9/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 6/9/04.**

## **OLD BUSINESS**

### **32) AMP-24-04 (14266) TROPICAL HIGHLANDS (Public Hearing)**

An application submitted by Vegas Equities, LLC, on behalf of Production Partners, David H. Tottori, et al, and the Robert Hal and Colleen A. Parker Trust, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Industrial to MLDR Medium Low Residential Density. The property is located at the northeast corner of Sloan Lane and Ann Road. The Assessor's Parcel Numbers are 123-27-301-001, 123-27-401-001 and 123-27-801-001.

**This item was continued from the March 24 Planning Commission meeting at the applicant's request. The applicant has not submitted any additional information, however the Public Works Department and the State of Nevada Department of Conservation and Natural Resources have provided new memorandums. The Public Works Department is recommending a continuance to the requested PUD to allow the applicant time to show the dedication of Beesley Drive.**

**The Planning and Zoning Department remains opposed to AMP-24-04 and AMP-25-04 as the residential development would replace industrial uses in this area. The area contains industrial development and uses that are incompatible with the proposed residential.**

**The Planning and Zoning Department recommends that AMP-24-04 be denied.**

**Prior to the Planning Commission meeting, the applicant requested AMP-24-04 be withdrawn.**

**The item was WITHDRAWN.**

**33) AMP-25-04 (14267) TROPICAL HIGHLANDS (Public Hearing)**

An application submitted by Vegas Equities, LLC, on behalf of Production Partners, David H. Tottori, et al, and the Robert Hal and Colleen A. Parker Trust, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Industrial to HDR High Density Residential. The property is located at the northeast corner of Mt. Hood Street and Ann Road. The Assessor's Parcel Number is 123-27-801-001.

**This item was continued from the March 24 Planning Commission meeting at the applicant's request. The applicant has not submitted any additional information, however the Public Works Department and the State of Nevada Department of Conservation and Natural Resources have provided new memorandums. The Public Works Department is recommending a continuance to the requested PUD to allow the applicant time to show the dedication of Beesley Drive.**

**The Planning and Zoning Department remains opposed to AMP-24-04 and AMP-25-04 as the residential development would replace industrial uses in this area. The area contains industrial development and uses that are incompatible with the proposed residential.**

**The Planning and Zoning Department recommends that AMP-25-04 be denied.**

**Prior to the Planning Commission meeting, the applicant requested AMP-25-04 be withdrawn.**

**The item was WITHDRAWN.**

### **34) ZN-27-04 (14268) TROPICAL HIGHLANDS (Public Hearing)**

An application submitted by Vegas Equities, LLC, on behalf of Production Partners, David H. Tottori, et al, and the Robert Hal and Colleen A. Parker Trust, property owners, for a reclassification of property from an OL Open Land District to a PUD Planned Unit Development District consisting of 631 single family dwellings and 288 multifamily dwellings. The property is located at the northeast corner of Sloan Lane and Ann Road. The Assessor's Parcel Numbers are 123-27-301-001, 123-27-401-001 and 123-27-801-001.

This item was continued from the March 24 Planning Commission meeting at the applicant's request. The applicant has not submitted any additional information, however the Public Works Department and the State of Nevada Department of Conservation and Natural Resources have provided new memorandums. The Public Works Department is recommending a continuance to the requested PUD to allow the applicant time to show the dedication of Beesley Drive.

The Planning and Zoning Department remains opposed to AMP-24-04 and AMP-25-04 as the residential development would replace industrial uses in this area. The area contains industrial development and uses that are incompatible with the proposed residential.

The Planning and Zoning Department recommends that ZN-27-04 be denied.

However, if the Planning Commission feels that approval is warranted the following conditions are recommended:

1. Beesley Drive shall be dedicated per *City of North Las Vegas Municipal Code* section 16.20.050.I.
2. Currently an amendment to the Master Plan of Streets and Highways has been submitted by the City reducing El Campo Grande Avenue from a 100 foot street to an 80 foot street. Upon approval of this amendment the site plan shall be revised accordingly.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Public Works Department concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. The side lot easement must be revised to conform to *North Las Vegas Municipal Code* 17.24.210.D.4.a.
6. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Sloan Lane, Ann road, El Campo Grande Avenue, Mount Hood Street, and Tropical Parkway.
7. Right-of-way dedication for a flared intersection is required at Sloan Lane and Ann Road per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
8. Right-of-way dedication and construction of a flared intersection is required at Sloan Lane and El Campo Grande Avenue and Sloan Lane and Tropical Parkway per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
9. Right-of-way dedication and construction of a CAT bus turn-out is required on Sloan Lane north of El Campo Grande , on El Campo Grande east of Sloan Lane, on El Campo Grande east of Mount Hood, on Mount Hood south of El Campo Grande and on Tropical Parkway east of Sloan Lane per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.

10. Right-of-way dedication for a CAT bus turn-out is required on Mount Hood north of Ann Road and on Ann Road west of Mount Hood per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
11. Dedication and construction of the following right-of-way is required per the Master Plan of Streets and Highways and *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Tropical Parkway
  - b. El Campo Grande Avenue
  - c. Ann Road
  - d. Sloan Lane
  - e. Beesely Drive
12. A master traffic study with twenty year model projections is required.
13. As shown on the site plan, the internal residential streets shall be in conformance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 207 (Option "B") and the minor residential collector streets shall be in conformance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 205.
14. If the continuation of Beesley Drive through the subdivision is not required by the Traffic Engineer, a utility corridor study may be required resulting in modifications to the site and reducing the lot count.
15. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
16. Streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *North Las Vegas Municipal Code* 16.20.050.
17. The common elements will need to be labeled as "Common Element to be maintained by the Homeowners Association."
18. That the developer meet jointly with the Departments of Parks and Recreation and Development Services to discuss amenities and usability of the proposed open space areas prior to submitting a final development plan which shall include a minimum of:
  - circuitous lighted paths
  - 20 24-inch box trees per acre
  - 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada
  - at least one large open space area for group / organized play
  - one large group shade area / gazebo (30' diameter), lighted
  - picnic tables and barbecue grills
  - benches spaced along park pathways
  - ADA accessibility
  - details of amenities to be provided
19. That the maximum number of dwelling units permitted within the development be 919.
20. For the single-family homes the minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
21. That all conditions mentioned herein be satisfied prior to recording any final map.

22. That the following setbacks apply:
  - a. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
  - b. Interior side: Five (5) feet.
  - c. Corner side: Ten (10) feet.
  - d. Rear yard: Fifteen (15) feet.
23. That the perimeter walls be owned and maintained by the homeowners' association.
24. That corner side yard landscaping be maintained by the homeowners' association.
25. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
26. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any perimeter, return or common area walls or fences within this development.
27. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the park areas showing landscaping and amenities.
28. All conditions of the approved PUD shall be placed as notes on the Final Map.
29. All residential units, regardless of size, shall be provided with fire sprinklers.
30. The developer shall notify all prospective buyers that the residential project is outside of recommended service areas for current and planned fire stations, and that response times for emergency services to access the residential project are in excess of recommended response times for emergency service response times.
31. All buyers shall sign a document stating that the buyer understands that the property being purchased is outside of the North Las Vegas Fire Department service area and that response times from the nearest fire stations to the property will exceed recommended response times. The language of this document shall be approved by the Fire Chief prior to approval of the civil improvement plans, and signed notarized copies of this document must be submitted to Fire Prevention prior to construction upon each respective lot.
32. A minimum of two means of Fire Department access are required for each group of 25 or more residential units.
33. A minimum of two remote means of access are required from existing streets to this site.
34. Measures to achieve a noise level reduction, outdoor-to-indoor, of 30 decibels must be incorporated into the design and construction.

**Prior to the Planning Commission meeting, the applicant requested AMP-24-04 be withdrawn.**

**The item was WITHDRAWN.**

**35) T-1077 (14794) CORTONA**

An application submitted by KB Homes on behalf of Unlimited Holdings, Inc., property owner, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 95 single-family dwellings. The property is located at the northeast corner of Ferrell Street and Ranch House Road. The Assessor's Parcel Number is 124-29-101-002.

**This item was continued from the April 28<sup>th</sup> Planning Commission meeting at the applicant's request.**

**(from the 4/28/04 Planning Commission meeting):**

**RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1077 be denied because the tentative map does not follow the configuration of the R-1, Single-Family Residential zone boundary as it currently exists within the parcel in question.

The Planning and Zoning Department recommends that T-1077 be continued indefinitely to allow the applicant sufficient time to submit a revised tentative map that incorporates the entire R-1, Single-Family Residential zoned property within the parcel in question; and that complies with all ordinance requirements.

State Statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Planning and Zoning Department will have to recommend that T-1077 be denied.

However, if the Planning Commission determines that approval is warranted at this time, the Planning and Zoning Department recommends that T-1077 be subject to the following conditions:

1. That final map for Phase 2 or later of the development shall not be allowed to record until such time that all zoning issues are resolved.
2. That the development comply with the Single Family Design Guidelines, including but not limited to providing meandering sidewalk separated from back of curb by a minimum of five (5) feet along Centennial Parkway; and that the 30-foot utility easement from Deserto Street to Centennial Parkway serve as pedestrian access.
3. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E).
4. That the perimeter walls be owned and maintained by the homeowners' association.
5. That corner side yard landscaping shall be maintained by the homeowner of the lot and that provisions and enforcement of such shall be provided within the CC&R's.
6. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
7. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
8. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
9. A minimum of two means of access are required for each group of 25 or more residential units.

10. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
11. Dedication of additional right-of-way is required for the construction of a flared intersection at Centennial Parkway and Simmons Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
12. Right-of-way dedication is required for the construction of a CAT bus turn-out on Simmons Street near Centennial Parkway.
13. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
14. Dedication of the following right-of-way is required: Ferrell Street 30 feet.
15. Approval of a drainage study is required prior to submittal of the civil improvement plans.
16. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
17. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
18. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
19. Remove the street section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
20. Full half streets must be constructed on Ferrell Street and Ranch House Road.
21. The side lot easement must be revised to conform to *North Las Vegas Municipal Code* 17.24.210.D.4.a.
22. Approval of a traffic study is required prior to submittal of the civil improvement plans.
23. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway.
24. Provide a minimum right-of-way width of 60 feet for Casa Street.
25. Casa Street centerline must align with Imagination North entry street centerline.
26. Revise the plans to meet the minimum curvilinear street standards set forth in the *City of North Las Vegas Municipal Code* section 16.20.050.
27. All conditions of approval shall be incorporated into the Final map.
28. All conditions of approval shall be recorded with the Final Map.

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Jay Aston MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE T-1077 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**36) AMP-34-04 (14922) ILIA BEZANSKI (Public Hearing)**

An application submitted by Ilia Bezanski on behalf of Justin Bezanski, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located west of Pecos Road and approximately 148 feet north of Lake Mead Boulevard. The Assessor's Parcel Number is 139-24-610-342.

**This item was continued from the May 12, 2004 Planning Commission meeting at the request of the applicant.**

**(from the 5/12/04 Planning Commission meeting):**

**RECOMMENDATION:**

The Development Services Department recommends that AMP-34-04 be **denied** as the proposed plan amendment does not meet the standards established in the Comprehensive Plan.

The application was presented Mary Aldava, Planner, on behalf of staff who indicated staff is recommending this item be denied.

Harold Foster, 3230 Polaris Avenue, Suite 23, Las Vegas, Nevada 89102 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Nelson Stone SECONDED to DENY AMP-34-04 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Harry Shull and Commissioner Jay Aston voting against the motion.

**The item was DENIED.**

**37) ZN-40-04 (14934) ILIA BEZANSKI (Public Hearing)**

An application submitted by Ilia Bezanski on behalf of Justin Bezanski, property owner, for a reclassification of property from an R-1 Single-Family Residential District to a C-1 Neighborhood Commercial District. The property is generally located west of Pecos Road and approximately 148 feet north of Lake Mead Boulevard. The Assessor's Parcel Number is 139-24-610-342.

**RECOMMENDATION:**

The Development Services Department recommends that ZN-40-04 be **denied** as the subject site does not comply with the guidelines established in the Comprehensive Plan.

The application was presented Mary Aldava, Planner, on behalf of staff who indicated staff is recommending this item be denied.

Harold Foster, 3230 Polaris Avenue, Suite 23, Las Vegas, Nevada 89102 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to DENY ZN-40-04 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Harry Shull and Commissioner Jay Aston voting against the motion.

**The item was DENIED.**

**38) ZN-42-04 (14984) CENTENNIAL/NOVAK (Public Hearing)**

An application submitted by Richmond American Homes on behalf of GPA Partners, property owner, for a reclassification of property from an M-2 General Industrial District to a PUD Planned Unit Development District consisting of 78 single-family residential dwellings. The property is located at the northeast corner of Azure Avenue and Novak Street. The Assessor's Parcel Number is 123-29-101-007.

**This item was continued from the May 12, 2004 Planning Commission meeting to allow the applicant time to address outstanding issues with the preliminary development plan.**

**To date, no additional information has been received from this applicant.**

**(from the 5/12/04 Planning Commission meeting):**

**RECOMMENDATION:**

The Planning and Zoning Department recommends that ZN-42-04 be continued to allow the applicant time to address the outstanding issues outlined in the analysis section of the original staff report.

If, however, the Planning Commission determines that approval is warranted at this time, the Planning and Zoning Department recommends that ZN-42-04 be subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The developer must meet all requirements of the Single-Family Design Standards.
3. The installation of sprinklers for fire suppression shall be required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
4. All common elements shall be labeled as such and to be maintained by the home owners association.
5. The minimum lot size of any lot within the development will be 4,500 square feet.
6. The setbacks required are fifteen (15) feet in the rear, five (5) feet on the side, ten (10) feet on the corner side, twenty (20) feet in the front to the garage and/or ten (10) feet to the dwelling.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. All local facilities and street centerline grades must be constructed in conformance with the *City of North Las Vegas' North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
9. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. Per the Clark County Regional Flood Control Master Plan, dedication of additional right-of-way is required for the flood control channel adjacent to the UPRR right-of-way, as determined by an approved technical drainage study. Currently, this area is shown as open space.
11. The property owner is required to grant roadway easements where public and private streets intersect.
12. The portion of Azure Avenue east of the proposed knuckle must be vacated.

13. Approval of a traffic study is required prior to submittal of the civil improvement plans.
14. Knuckle should be provided within street elbow or parking is to be restricted on both sides of the elbow.
15. The modified stub street is limited to a maximum length of 150 feet and a maximum lot frontage of four. Any cul-de-sac exceeding this standard shall provide a standard cul-de-sac design.
16. As shown on the site plan, the minimum back of curb radius for any stub streets shall be 30 feet.
17. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in *Clark County Area Uniform Standard Drawing No. 210*. The use of roll curb will require an additional one foot of right of way.
18. Sidewalk, with a minimum width of 3.5 feet, is required on a minimum of one side of all interior, private streets.
19. Streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *North Las Vegas Municipal Code 16.20.050*.
20. All residential driveway geometrics shall be in compliance with *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222*.
21. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards and must be approved by the City of Las Vegas Central Fire Alarm Office.
22. The developer is responsible for the acquisition of public utility easements needed for any off-site utilities.
22. The developer is required to provide, at minimum, the following amenities:
  - a.) At least two play areas for children; one for ages 2-5 and one for ages 6-12 with EDM resilient fall protection and shade ramada.
  - b.) Lighted (bollard style) circuitous concrete path throughout the park.
  - c.) Picnic shelters - one per acre.
  - d.) Picnic tables and barbecues - three of each per acre.
  - e.) Twenty 24-inch box trees per acre.
  - f.) Lighted gazebo, minimum diameter of 30 feet.
  - g.) ADA accessibility.
23. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-42-04 per staff's recommendations subject to the following change:

**Condition #10 Changed to Read: "Right-of-way dedication is required for the Regional Flood Control Facility adjacent to the Union Pacific Railroad (this space may be currently shown as open-space), however at the expense of the developer, the regional flood control facility may be placed underground within a drainage easement as determined by an approved technical drainage study."**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**There was a break in the proceedings at 9:46 PM  
The meeting reconvened at 9:56 PM**

**This item was heard following Item #16 VAC-16-04.**

**39) VAC-14-04 (14929) ALIANTE PARCELS 31 & 64 (Public Hearing)**

An application submitted by Pardee Homes of NV, property owner, for a vacation of Nature Parkway (Vista Way) commencing approximately 1,015 feet northeast of Aliante Parkway and proceeding northeast approximately 259 feet and commencing approximately 1,597 feet northeast of Aliante Parkway and proceeding east approximately 1,156 feet. The Assessor's Parcel Numbers are 124-20-510-002 and 124-20-510-003.

**This item was continued from the May 12, 2004 Planning Commission meeting at the request of the applicant.**

**To date, no additional information has been received by staff pertaining to this item.**

**(from the 5/12/04 Planning Commission meeting):**

**RECOMMENDATION**

The Planning and Zoning Department recommends that VAC-14-04 be **approved** with the following condition:

1. A public utility easement over the entire area to be vacated shall be retained.

Chais Jenkins, with G.C. Wallace, Inc., 1555 Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant and requested this item be continued to the 6/9/04 Planning Commission meeting.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE VAC-14-04 to the 6/9/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 6/9/04.**

**Item #17 VAC-17-04 was heard next.**

**40) ZOA-06-04 (14981) PICERNE DEVELOPMENT (Public Hearing)**

An ordinance amendment initiated by Picerne Development to amend Title 17 (Zoning Ordinance) Section 17.24.140 of the North Las Vegas Municipal Code to add a new section to allow for a reduction of parking within multi-family developments and providing for other matters properly related thereto.

**This application was continued from the Planning Commission meeting of May 12, 2004.**

**RECOMMENDATION:**

The Planning & Zoning Department recommends that ZOA-06-04 be **denied** for the reasons stated above.

If, however, a favorable recommendation is deemed appropriate by the Planning Commission, then it would be recommended that Section 17.24.140.H be amended as follows:

*Italics indicate additions to the ordinance. Struck-out indicates deletions from the ordinance.*

**h. Reduction in Parking Spaces.**

- a. A lawful use which does not have the number of parking spaces may be converted to another use without full compliance with the required number of parking spaces, provided:
  - 1. ~~a.~~ If this chapter requires a greater number of parking spaces for a converted use than are required for the established use, the increased number of parking spaces shall be provided in compliance with this chapter.
  - 2. ~~b.~~ In addition to the increased number of parking spaces required in subsection (H)(1)(a) of this section, or if subsection (H)(1)(a) of this section is not applicable, as many additional spaces, meeting the requirements of this chapter, shall be provided as the lot will accommodate without the removal of existing buildings. Buildings which are voluntarily removed shall be replaced with required parking spaces.
- 2. *Multi-Family Developments. A parking study shall be submitted to the Traffic Engineer and approved, denied or conditionally approved prior to submittal of a major or minor site plan review application, or a zone change application if the project is proposed to be within a Planned Unit Development. In all cases, the Traffic Engineer shall issue a written response and a copy of said written response shall be submitted by the applicant in conjunction with the major site plan review, minor site plan review or zone change application packet. If the parking study is denied, then parking shall be provided in accordance with Section 17.24.140.E.1.*

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE ZOA-06-04 per staff's recommendations subject to the following change:

**“Guest Parking Space Requirements changed to: ONE (1) SPACE PER EVERY FOUR (4) UNITS OR FRACTION THEREOF.”**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

#### **41) T-1081 (14976) CAMINO AL NORTE & LA MADRE**

An application submitted by KB Home of Nevada, Inc., on behalf of Lone Mountain El Camino, LLC, property owner, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 75 single-family dwellings. The property is located at the southwest corner of La Madre Way and Camino Al Norte. The Assessor's Parcel Number is 124-33-802-001.

#### **RECOMMENDATION:**

The Planning & Zoning Department recommends that T-1081 be continued to allow the applicant time to resolve right-of-way issues along Camino Al Norte and to make other minor revisions to the tentative map as noted in the attached Staff Report.

State statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Planning and Zoning Department will have to recommend that T-1081 be denied.

However, if the Planning Commission determines from the evidence presented that approval is warranted, then the following conditions are recommended:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Lot #27 must be redesigned to meet the minimum lot size requirements.
3. Landscaping along the western boundary of the property at the entrance from Lone Mountain Road and along the rear boundary lines of Lots 29 through 32 shall be developed as an integral part of the perimeter landscaping and as a common element to be maintained by the Homeowners Association.
4. The unidentified triangle-shaped lot adjacent to Lot #32 shall be developed as an integral part of the perimeter landscaping and as a common element to be maintained by the Homeowners Association. If Lot #32 is not intended as a common element, it shall be merged with Lot #32.
5. The 20-foot wide public utility and drainage easement shown on the tentative map between Lots 15 and 16 must be landscaped and include a sidewalk, bike path and lighting. This area shall also be developed as an integral part of the perimeter landscaping and as a common element to be maintained by the Homeowners Association.
6. An additional 15-feet of right-of-way shall be dedicated for Camino Al Norte per the Master Plan of Streets and Highways.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's La Madre Way, Camino Al Norte, and Lone Mountain Road frontages.
11. Right-of-way dedication and construction of a CAT bus turn-out is required on Camino Al Norte near La Madre Way per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.

12. Right-of-way dedication of a CAT bus turn-out is required on Lone Mountain Road near Camino Al Norte per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
13. All common elements, including, but not limited to, corner side yard landscape areas, shall be labeled and are to be maintained by the Homeowners Association.
14. All easements, existing or proposed, shall be clearly identified on the tentative map.
15. All Nevada Power Company easements and poles must be shown and shall be located within the landscape area.
16. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
17. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
18. The property owner is required to grant a pedestrian access easement for sidewalks within any common element.
19. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
20. The developer must disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
21. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending this item be continued.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to CONTINUE T-1081 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 6/9/04.**

**42) AMP-32-04 (14787) ALEXANDER ESTATES (Public Hearing)**

An application submitted by Investment Equity Builders on behalf of 70 Limited Partnership, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Industrial to MLDR Medium-Low Density Residential. The property is located at the southwest corner of Alexander Road and Pecos Road. The Assessor's Parcel Number is 139-12-510-001.

**This item was continued from the April 28<sup>th</sup> and May 12<sup>th</sup> Planning Commission meetings.**

**(from the 4/28/04 Planning Commission meeting):**

**RECOMMENDATIONS:**

The Planning and Zoning Department recommends **denial** of AMP-32-04 as the proposed plan amendment does not meet the standards established in the Comprehensive Plan.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending this item be denied.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. The following participants came forward:

- George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014

Mr. Garcia stated he opposes this item as he does not agree with a residential project being placed in a commercial area.

- Kevin Higgins, 3753 Howard Hughes Parkway, Suite 310, Las Vegas, Nevada 89109

Mr. Higgins stated he opposes the close proximity of residential to commercial.

- Kelly McLaughlin, 3068 E. Sunset Road, Las Vegas, Nevada 89120

Mr. McLaughlin stated he does not believe a residential use would be compatible in this area.

- Brad Myers, 3434 Kier Road, Suite 2, North Las Vegas, Nevada 89030

Mr. Myers stated he feels bringing residential into this area would be a detriment to the existing commercial uses.

- Alan Jackel, 3621 S. Harbor Boulevard, Suite 200, Santa Ana, California, 92704

Mr. Jackel stated he opposes this item as it would not be compatible with his existing commercial use.

Chairman Leavitt closed the Public Hearing.

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to DENY AMP-32-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was DENIED.**

**43) ZN-36-04 (14788) ALEXANDER ESTATES (Public Hearing)**

An application submitted by Investment Equity Builders on behalf of 70 Limited Partnership, property owner, for a reclassification of property from a M-2 General Industrial District to a PUD Planned Unit Development District consisting of 57 single-family dwellings. The property is located at the southwest corner of Alexander Road and Pecos Road. The Assessor's Parcel Number is 139-12-510-001.

**This item was continued from the April 28<sup>th</sup> and May 12<sup>th</sup> Planning Commission meetings at the request of the applicant.**

**(from the 4/28/04 Planning Commission meeting):**

**RECOMMENDATIONS:**

The Planning and Zoning Department recommends **denial** of ZN-36-04. The proposed zone change would create an isolated parcel of residential property at the eastern boundary of the City, and, as proposed, the residential planned unit development at this location would be incompatible with the existing pattern of industrial development in the area. In particular, the proposed subdivision would be situated next to an existing —2, General Industrial zone, which includes two zero-lot line buildings that directly abut three residential lots within the proposed development. Since existing industrial development in the surrounding area did not anticipate residential neighbors and new industrial development would be required to mitigate potential conflicts, approval of the proposed zone change would impose considerable development constraints on these uses, including larger setbacks and additional requirements for fencing, screening, and landscaping.

If, however, the Planning Commission determines that approval is warranted at this time, the Planning and Zoning Department recommends that residential development facilitated by ZN-36-04 be subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The developer shall provide a minimum 20-foot wide landscaped buffer along the western perimeter of the proposed development. This landscaped buffer shall be provided in combination with the total 1.05 acres of open space proposed by the developer. In addition, the landscaped buffer shall be designed with active and passive recreation facilities and other amenities provided by the developer in consultation with the Department of Parks and Recreation.
3. The installation of sprinklers for fire suppression shall be required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
4. Fire access lane width shall be maintained by marking streets in accordance with Fire Code requirements.
5. Fire department turnaround features shall be provided in accordance with Fire Code requirements for each dead-end 150 feet in length or longer.
6. The subdivision entrance streets shall be in compliance with the *City of North Las Vegas Municipal Code* section 17.24.130 which calls for a minimum distance of 200 feet at the Alexander Road entrance and 150 feet at the Kier Road entrance, as measured from the property line adjacent to the nearest curb face of the intersecting street to the nearest curb face of the entrance street.

7. If the interior streets are to be public, the minimum right-of-way width is 48 feet per *Uniform Standard Drawings for Public Works Construction Off-Site Improvements Drawing No. 207*. If the interior streets are to be private, sidewalk is required on a minimum of one side and the streets must meet the minimum standards for the City of North Las Vegas set forth in *Uniform Standard Drawings for Public Works Construction Off-Site Improvements Drawing No. 210*. The use of roll curb will require an additional one foot of right of way.
8. The internal streets shown exceed the design standards of the modified stub street for the City of North Las Vegas which is limited to a maximum length of 150 feet and a maximum lot frontage of four. Make the necessary corrections or use a standard cul-de-sac design.
9. Property owner to provide documentation indicating the "Owners Association" per Collins Business Park II, Unit 1, no longer has ownership or maintenance responsibilities associated with the existing 10-foot wide landscape easements along Kier Road, Pecos Road and Alexander Road.
10. All common elements shall be labeled as such and to be maintained by the home owners association.
11. Right-of-way dedication and construction is required for a CAT bus turn-out on Pecos Road near Alexander Road is required.
12. Should Nevada Power Company poles require relocating, it shall be the responsibility of the developer.
13. Special Assessments shall be paid in full prior to recordation of the final map.
14. Plans are required to clearly depict property lines; specifically the northern portion.
15. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
16. Approval of a drainage study is required prior to submittal of civil improvement plans.
17. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of civil improvement plans.
18. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
19. Approval of a traffic study is required prior to submittal of civil improvement plans.
20. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Alexander Road and Pecos Road.
21. Revise the plans to meet the minimum curvilinear street standards set forth in the *City of North Las Vegas Municipal Code* section 16.20.050.
22. All dwelling units shall be designed to decrease the day/night average level of sound outdoor-to-indoor by 30 decibels.
23. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending this item be denied.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. The following participants came forward:

- George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014

Mr. Garcia stated he opposes this item as he does not agree with a residential project being placed in a commercial area.

- Kevin Higgins, 3753 Howard Hughes Parkway, Suite 310, Las Vegas, Nevada 89109

Mr. Higgins stated he opposes the close proximity of residential to commercial.

- Kelly McLaughlin, 3068 E. Sunset Road, Las Vegas, Nevada 89120

Mr. McLaughlin stated he does not believe a residential use would be compatible in this area.

- Brad Myers, 3434 Kier Road, Suite 2, North Las Vegas, Nevada 89030

Mr. Myers stated he feels bringing residential into this area would be a detriment to the existing commercial uses.

- Alan Jackel, 3621 S. Harbor Boulevard, Suite 200, Santa Ana, California, 92704

Mr. Jackel stated he opposes this item as it would not be compatible with his existing commercial use.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to DENY ZN-36-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was DENIED.**

**44) T-1076 (14790) ALEXANDER ESTATES**

An application submitted by Investment Equity Builders on behalf of 70 Limited Partnership, property owner, for approval of a tentative map in a M-2 General Industrial District (proposed PUD Planned Unit Development District) consisting of 57 single-family dwellings. The property is located at the southwest corner of Alexander Road and Pecos Road. The Assessor's Parcel Number is 139-12-510-001.

**This item was continued from the April 28<sup>th</sup> and May 12<sup>th</sup> Planning Commission meetings.**

**(from the 4/28/04 Planning Commission meeting):**

**RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1076 be denied because the site is located in an —2, General Industrial District and the underlying Comprehensive Plan land use designation is Industrial. Residential development on this site would not be compatible with the established pattern of industrial development in the surrounding area. Staff does not support the proposed Comprehensive Plan amendment to Medium-Low Density Residential (MLDR) for this site (AMP-32-04) or the request to reclassify the site to the PUD, Planned Unit Development District (ZN-36-04).

If, however, the Planning Commission determines from the evidence presented that approval is warranted, then the following conditions are recommended:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. All conditions of approval for ZN-36-04.
3. That if AMP-32-04 and ZN-36-04 are not approved, T-1076 shall be null and void.
4. The installation of sprinklers for fire suppression shall be required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
5. Fire access lane width shall be maintained by marking streets in accordance with Fire Code requirements.
6. Fire department turnaround features shall be provided in accordance with Fire Code requirements for each dead-end 150 feet in length or longer.
7. The subdivision entrance streets shall be in compliance with the *City of North Las Vegas Municipal Code* section 17.24.130 which calls for a minimum distance of 200 feet at the Alexander Road entrance and 150 feet at the Kier Road entrance, as measured from the property line adjacent to the nearest curb face of the intersecting street to the nearest curb face of the entrance street.
8. If the interior streets are to be public, the minimum right-of-way width is 48 feet per *Uniform Standard Drawings for Public Works Construction Off-Site Improvements Drawing No. 207*. If the interior streets are to be private, sidewalk is required on a minimum of one side and the streets must meet the minimum standards for the City of North Las Vegas set forth in *Uniform Standard Drawings for Public Works Construction Off-Site Improvements Drawing No. 210*. The use of roll curb will require an additional one foot of right of way.
9. The internal streets shown exceed the design standards of the modified stub street for the City of North Las Vegas which is limited to a maximum length of 150 feet and a maximum lot frontage of four. Make the necessary corrections or use a standard cul-de-sac design.

10. Property owner to provide documentation indicating the "Owners Association" per Collins Business Park II, Unit 1, no longer has ownership or maintenance responsibilities associated with the existing 10-foot wide landscape easements along Kier Road, Pecos Road and Alexander Road.
11. All common elements shall be labeled as such and to be maintained by the home owners association.
12. Right-of-way dedication and construction is required for a CAT bus turn-out on Pecos Road near Alexander Road is required.
13. Should Nevada Power Company poles require relocating, it shall be the responsibility of the developer.
14. Special Assessments shall be paid in full prior to recordation of the final map.
15. Plans are required to clearly depict property lines; specifically the northern portion.
16. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
17. Approval of a drainage study is required prior to submittal of the civil improvement plans.
18. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
19. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
20. Approval of a traffic study is required prior to submittal of the civil improvement plans.
21. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Alexander Road and Pecos Road.
22. Revise the plan to show the City of North Las Vegas as the water purveyor.
23. Revise the plans to meet the minimum curvilinear street standards set forth in the *City of North Las Vegas Municipal Code* section 16.20.050.
24. All dwelling units shall be designed to decrease the day/night average level of sound outdoor-to-indoor by 30 decibels.
25. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
26. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Department prior to submittal of the final map.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending this item be denied.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

Commissioner Harry Shull MOVED and Commissioner Jo Cato SECONDED to DENY T-1076 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was DENIED.**

**45) UN-61-03 (14802) CENTENNIAL PLAZA (Public Hearing)**

An application submitted by Centennial 5 LLC, property owner, for an extension of time for a use permit in a C-2 General Commercial District to allow the "on sale" of alcoholic beverages in conjunction with a tavern. The property is located at the northeast corner of Centennial Parkway and Goldfield Street. The Assessor's Parcel Number is 124-22-801-013.

**This item was continued from the May 12, 2004 Planning Commission meeting at the request of the applicant.**

**To date, no additional information has been received by staff pertaining to this item.**

**(from the 5/12/04 Planning Commission meeting):**

**This application was approved by the Planning Commission on September 24, 2003, subject to 18 conditions.**

**The applicant has submitted Civil Improvement Plans for the site to Public Works. An application for a building permit has not been submitted. The applicant has made some progress to development of the site and construction of the proposed tavern. No changes to the use permit have been proposed, therefore, the six month extension of time seems warranted.**

**RECOMMENDATION:**

The Planning and Zoning Department recommends that UN-61-03 be approved subject to the original conditions, as set forth in the attached Planning Commission Minutes (09/24/03).

The application was presented by Mary Aldava, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

Jim Lewis, Senior Deputy City Attorney, suggested this item be continued to allow the applicant the opportunity to address concerns with staff.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to CONTINUE UN-61-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to 6/9/04.**

**PUBLIC FORUM**

This is the portion of the meeting devoted to the public. After completing and submitting a yellow card, the public is invited to come forward upon recognition by the Chairman and speak upon any topic. Usually items received under this heading are referred to the appropriate City staff for action at a later date.

**No members of the public came forward.**

**DIRECTOR'S BUSINESS:** None

**CHAIRMAN'S BUSINESS:** None

**ADJOURNMENT:** 11:00 PM

A motion to ADJOURN the May 26, 2004 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Dean Leavitt. Vice-Chairman Marilyn Kirkpatrick SECONDED the motion.

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Dean Leavitt, Chairman

**ATTEST:**

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Ted Karant, Recording Secretary